

**PARCEL #12**  
**DD 23667-01-01**



**MINIMUM BID: \$550,000**

REGISTRATION FEE: \$7,500

REQUIRED DEPOSIT: 10% OF THE WINNING BID TO BE RECEIVED BY JUNE 27, 2007

**DESCRIPTION:**

LOCATION: Mission Avenue Oceanside  
SIZE: 51,809 SF  
SHAPE: Irregular (Parcel is actually 3 lots separated by Foussat St.)  
TOPOGRAPHY: Level  
ZONING: Commercial  
UTILITIES: All available  
ACCESS: Mission Avenue  
IMPROVEMENTS: N/A  
FINANCING: None  
CONTACT AGENT: Rachael Mello [rachael\\_mello@dot.ca.gov](mailto:rachael_mello@dot.ca.gov) or (619) 688-3179

State makes no warranty as to existing or future zoning or availability of utilities. Prospective bidders should confer with local planning officials to determine feasibility of any intended use of the property.

**LIMITATIONS AND INSPECTION**

The sales of these properties are subject to all matters of public record and any easements, claims of easements or reservations not of record.

The Department of Transportation does not assume any liability for any possible encumbrances on these properties. Such information as the Department of Transportation may have on this subject will be furnished upon request.

The State of California reserves the right to reject any and all offers and/or accepts any offer deemed to be in the best interest of the State. Prospective bidders should consult local title companies if more complete information regarding the title of the property is required.

Interested parties may, upon request, inspect the property and conduct core and soil samples.

Assessors parcel lines are  
approximate and are for  
reference only



SR-76 WB  
SR-76 EB

DD23667-01-01

MISSION

COPPERWOOD



NO SCALE

This is not a Survey Product.  
Portions of this Map contain geographic  
information copyrighted by SanGIS. All  
rights reserved. Imagery is from AirPhoto  
USA, acquisition date 2006.

EXHIBIT "A"

THOSE PORTIONS OF THE WEST HALF OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, BEING PORTIONS OF PARCEL 23667-1(23668-1), PARCEL 23667-2 AND PARCEL 23667-3 (23668-2) AS CONVEYED TO THE STATE OF CALIFORNIA, IN THAT FINAL ORDER OF CONDEMNATION RECORDED JULY 7, 1995 AS DOCUMENT NO. 1995-0290801 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF SAID COUNTY, LYING EASTERLY AND SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHERLY TERMINUS OF THAT COURSE LABELED L-12, BEING AN ANGLE POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 76 AS SHOWN ON SHEET 4 OF RECORD OF SURVEY NO. 16513 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MARCH 17, 2000 AS FILE NO. 2000-136833;

THENCE NORTHERLY AND EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 76 THE FOLLOWING NUMBERED COURSES:

(1) ALONG SAID COURSE L-12, NORTH 18°37'40" EAST, 33.17 FEET;

(2) NORTH 70°02'31" EAST, 384.35 FEET;

(3) NORTH 71°50'00" EAST, 774.51 FEET TO AN ANGLE POINT IN SAID SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 76 AS SHOWN ON SAID RECORD OF SURVEY NO. 16513 SHEET 6, ALSO BEING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MISSION AVENUE AS DESCRIBED IN THAT EASEMENT DEED TO THE STATE OF CALIFORNIA RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY NOVEMBER 20, 1940 IN BOOK 1095, PAGE 301 OF OFFICIAL RECORDS AND THE POINT OF **TERMINUS**.

CONTAINING 51,809 SQUARE FEET, MORE OR LESS.

THERE SHALL BE NO ABUTTER'S RIGHTS, INCLUDING ACCESS RIGHTS APPURTENANT TO THE ABOVE DESCRIBED REAL PROPERTY IN AND TO THE ADJACENT STATE HIGHWAY.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTIONS ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 6. MULTIPLY ALL DISTANCES USED IN THE ABOVE DESCRIPTIONS BY 1.00004539 TO OBTAIN GROUND LEVEL DISTANCES.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

Signature *Simon D. Hubble*

Date *April 5, 2007*

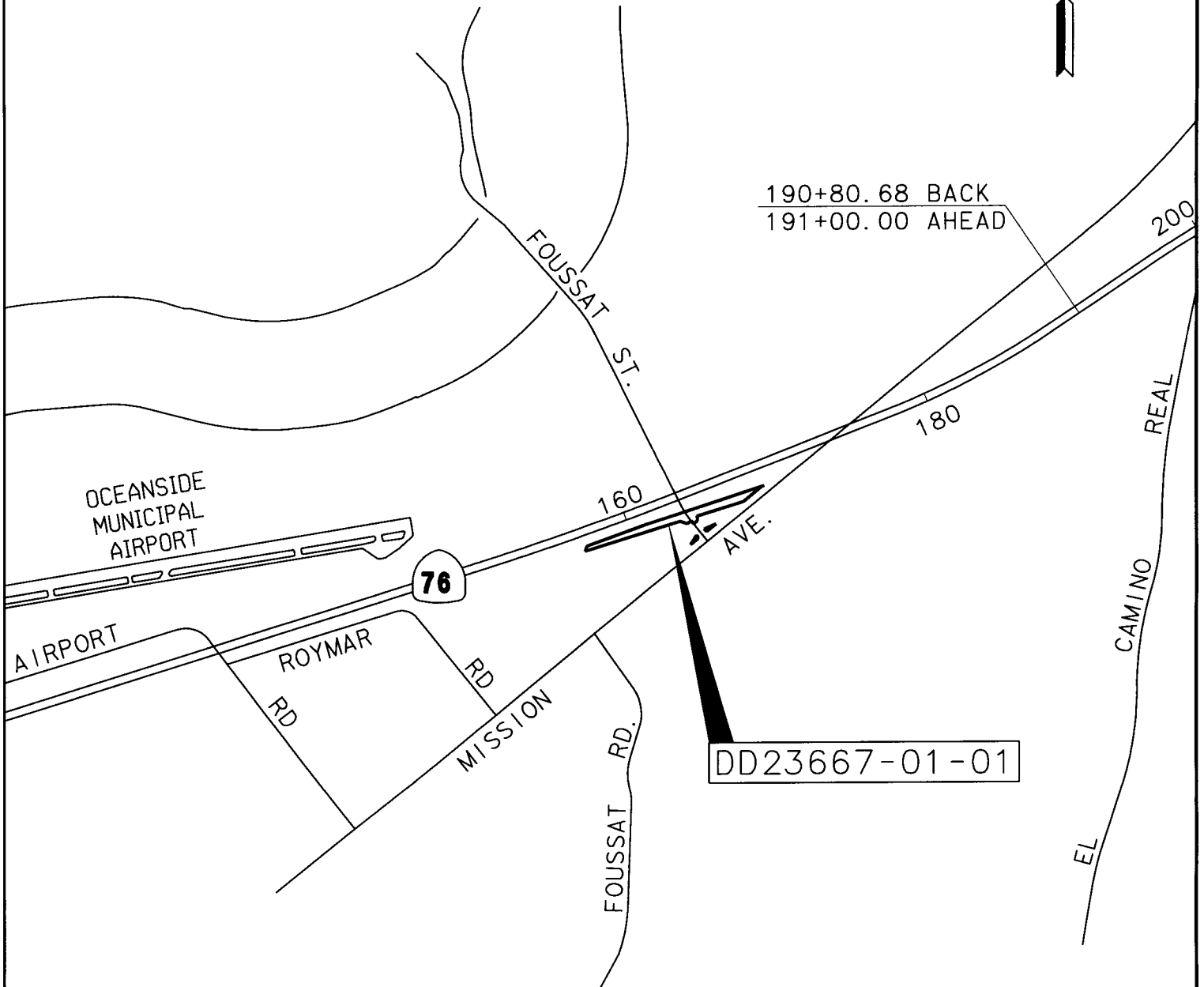
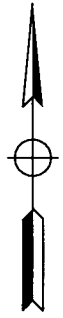
AU *C.E.R.*

CK *FW*



# CITY OF OCEANSIDE

T. 11 S., R. 4 W. S.B.M.



This Exhibit has been prepared by me,  
or under my direction, in conformance  
with the Professional Land Surveyors' Act.

Signature

Date

*Simon D. Hubble*  
*3/19/07*

## VICINITY MAP

**STATE OF CALIFORNIA**  
BUSINESS & TRANSPORTATION AGENCY  
**DEPARTMENT OF TRANSPORTATION**  
DISTRICT 11

**DIRECTOR'S DEED MAP**  
**DD23667-01-01**

RIGHT OF WAY  
MAP NO.

Por. CLO 25011.11A

COUNTY ROUTE  
SD 76

POST MILES  
2.9

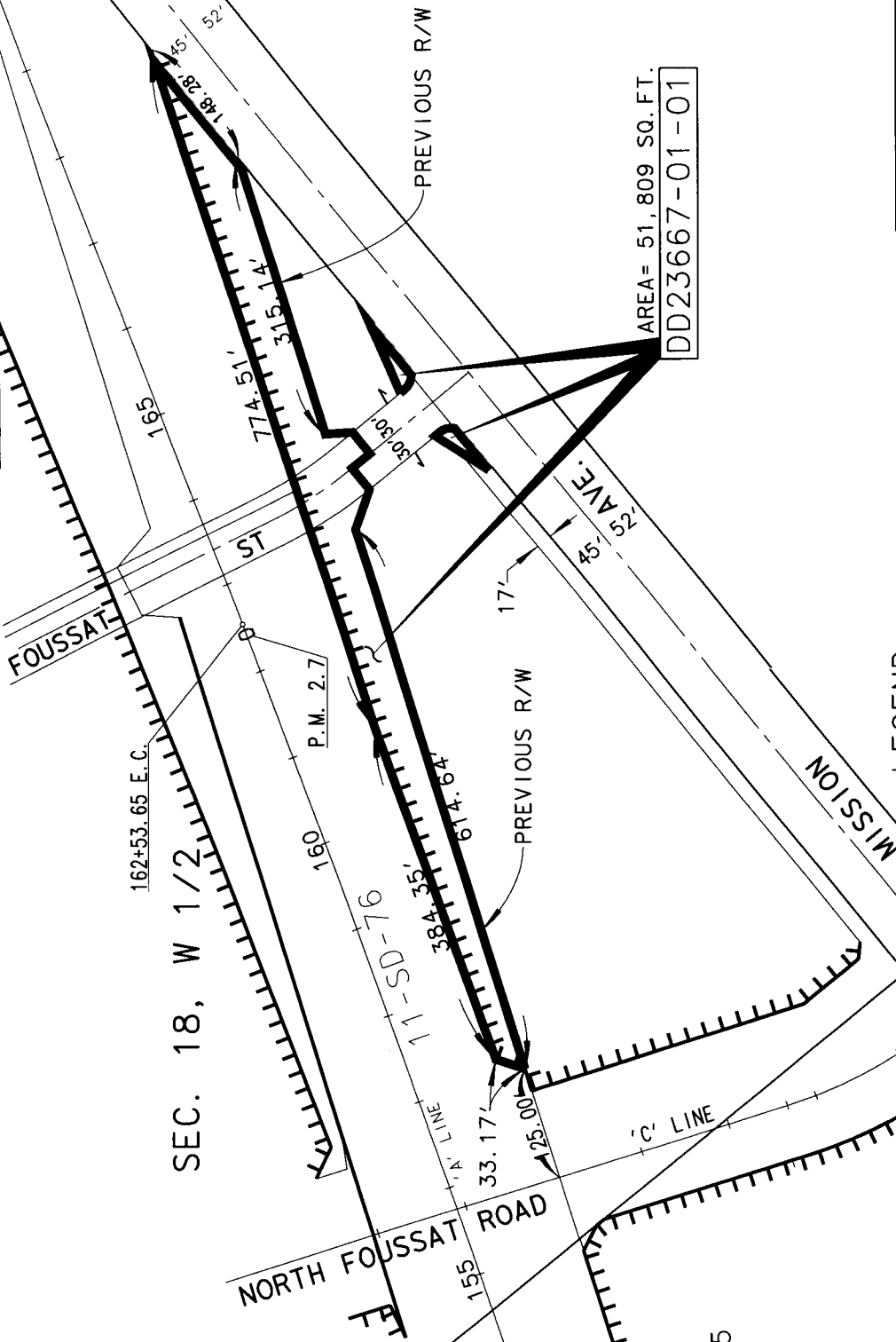
SCALE  
NONE

SHEET 1 OF 3

# CITY OF OCEANSIDE

T11S, R4W, S.B.M.

CENTER OF SECTION  
PER MS 757.  
18, T. 11 S. R. 4 W.



P.M. 9315

## LEGEND

ACCESS CONTROLLED  
RIGHT-OF-WAY



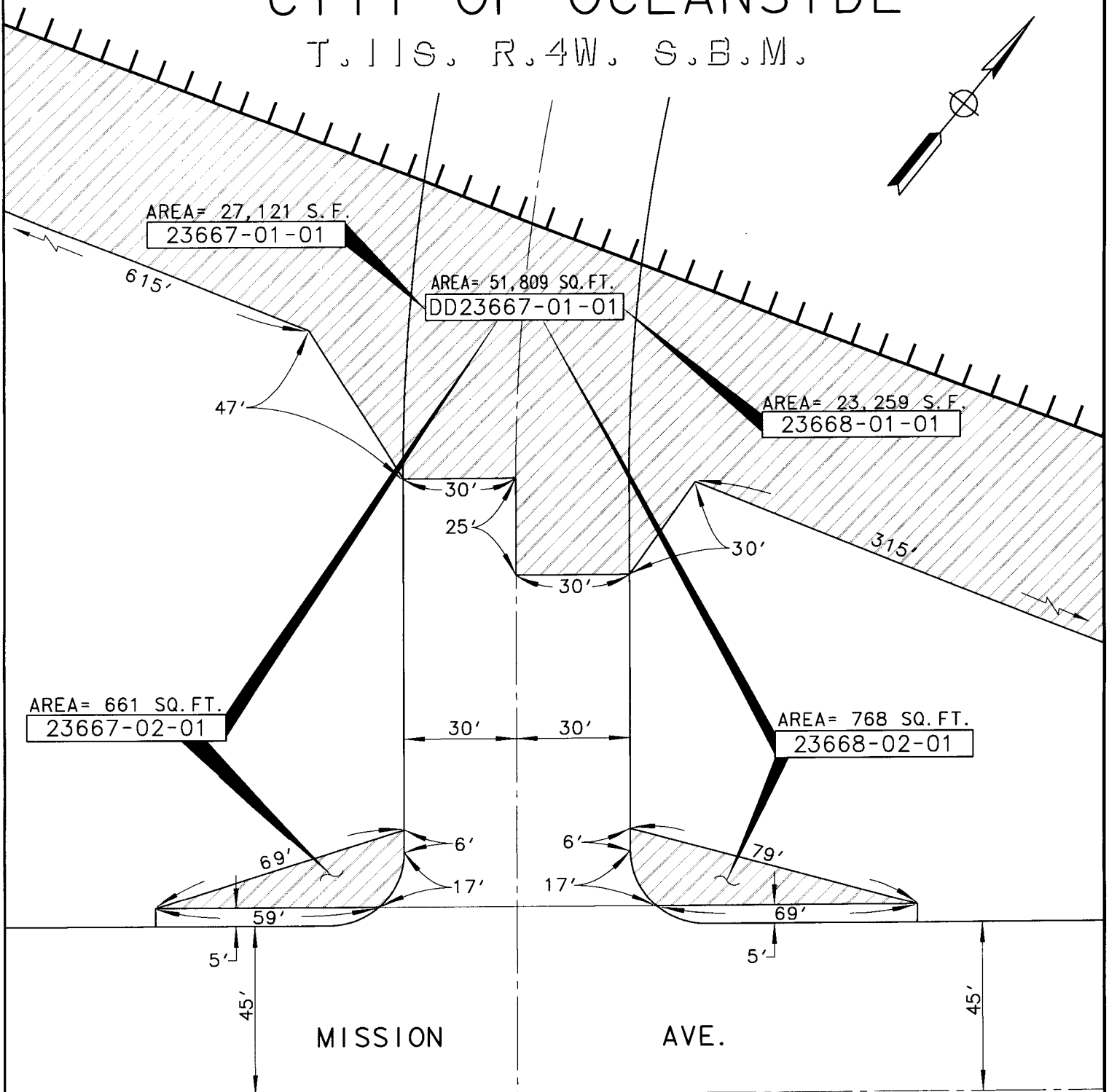
AREA = 51,809 SQ. FT.  
DD23667-01-01

MAP DATA SHOWN IS ON CALIF.  
COORD. SYS. OF 1927, ZONE 6  
DIST. X 1.00004539 EQUALS  
GROUND LEVEL DISTANCES.

STATE OF CALIFORNIA  
BUSINESS & TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
DISTRICT 11

DIRECTOR'S DEED MAP  
DD23667-01-01

RIGHT OF WAY MAP NO.	Por .CL025501.10C, 11A
COUNTY	ROUTE
SD	76
SCALE	POST MILES
NONE	2.7
SHEET 2	OF 3



MAP DATA SHOWN IS ON CALIF. COORD. SYS. OF 1927, ZONE 6  
DIST. X 1.00004539 EQUALS GROUND LEVEL DISTANCES.

<b>STATE OF CALIFORNIA</b> BUSINESS & TRANSPORTATION AGENCY <b>DEPARTMENT OF TRANSPORTATION</b> DISTRICT 11			
<b>DIRECTOR'S DEED MAP</b> <b>DD23667-01-01</b>			
RIGHT OF WAY MAP NO.		Por. CL025501.11A	
COUNTY	ROUTE	POST MILES	SCALE
SD	76	2.7	NONE
			<b>SHEET 3 OF 3</b>